This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-6613-SL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2025.

Notary Public
My Commission Expires: _____

RHONDA S HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Karen Johnson Davidson County
Batch# 1310012 DEEDWARR
08/14/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250814-0064652

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adel Faltas 1917 Dabbs Avenue Nashville, TN 37217	SAME AS OWNER	107-05-0-061

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christian Dennis Perez, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Adel Faltas, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Bel-Air, Section I of record in Plat Book 2900, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christian Dennis Perez, a single man by Warranty Deed from Ryan S. Gill, an unmarried man of record in Instrument No. 20190919-0095195 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

This is improved property located at: **1917 Dabbs Avenue, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2025.

GRANTOR:

Christian Dennis Perez

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christian Dennis Perez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202508140064652

Certificate of Authenticity

I, Rhonda S. Hardison, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2025

Rhonda S. Hardison
Affiant Signature

Date: August 13, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 13th day of August, 2025.

Notary Public
My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Documents